



OUR CONSULTANTS +

ARCHITECT Mr. Sanjeev Mehta Ethique Architects & Associates, Mumbai

LANDSCAPE ARCHITECT Mr. Vikas Bhosekar Vikas and Nilima Bhosekar



MEP CONSULTANT Mr. Amit Kendale Amit Infrastructure Consultant

OFFICE ADDRESS

SITE OFFICE

Ashiana Amodh Survey No 75/2/3, 76, 77/2 Opp. Sai Temple, Varale Ambi Road, Taluka Maval, Talegaon, Dist. Pune - 410 507

REGD. OFFICE 5F, Everest, 46/C, Chowringhee Road, Kolkata - 700 071 CIN: L70109WB1986PLC040864

CORPORATE OFFICE

Ashiana Housing Limited 304, Southern Park, Saket District Centre, Saket, New Delhi - 110 017

Ashiana Amodh Phase I: MAHARERA Reg. No. P52100050979 https://maharera.mahaonline.gov.in

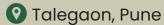
> f in Web: ashianahousing.com



May 2023

NATURE IS NOT A PLACE TO VISIT. IT IS HOME.

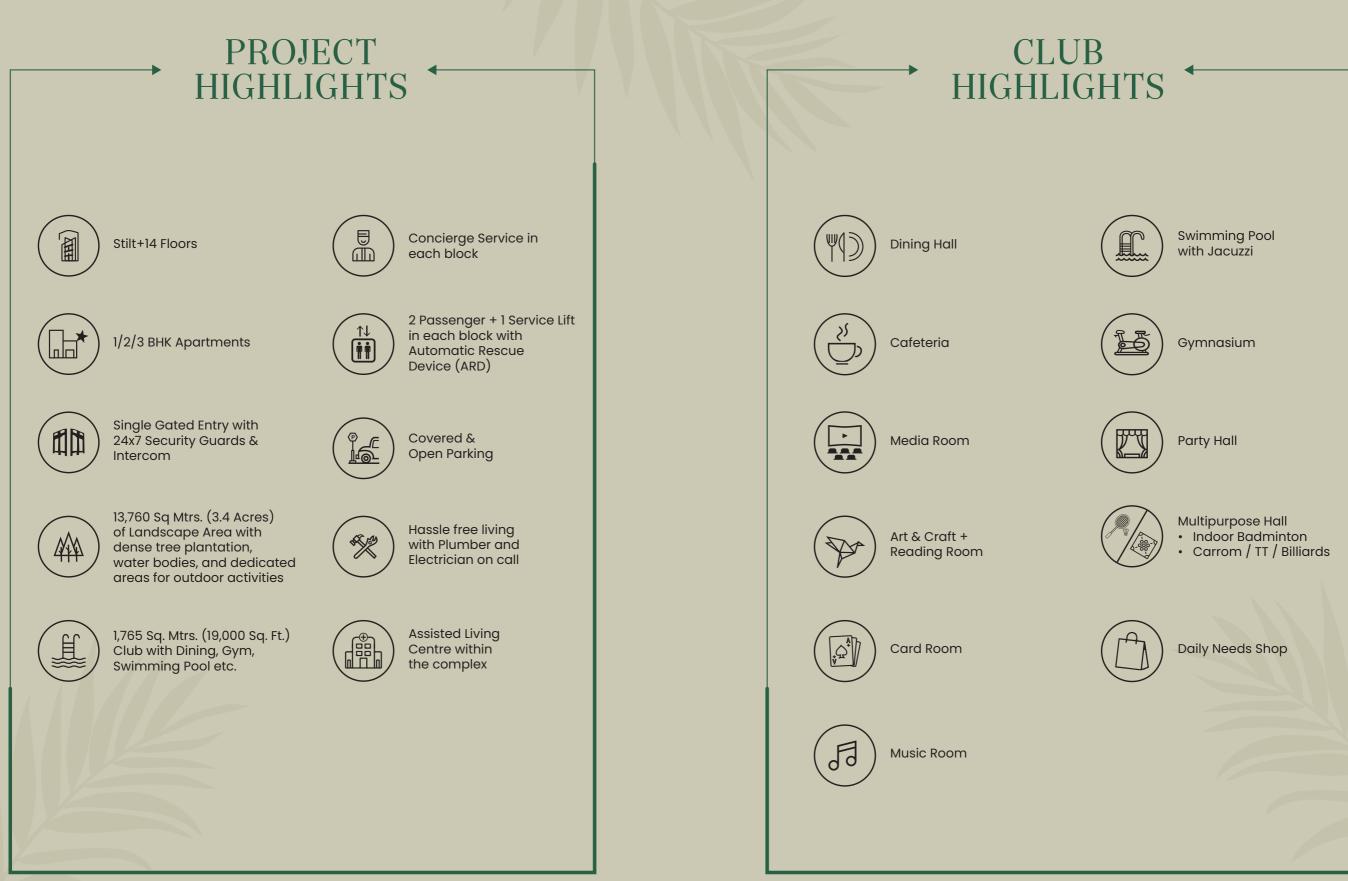












Departmental Store, Admin Office, Dining Hall, Bar, Kitchen Area are exclusive property of the Promoter are on right to use basis only and property of Promoter







DISTANC	
CHART	

S. No.	CONNECTIVITY	Distance from Amodh		
1	Talegaon Railway Station	2.5 kms		
2	Talegaon Bus Stand	3.8 kms		
3	Vadgaon Phata	5.2 kms		
4	Mumbai - Pune Expressway (Talegaon Urse Toll Plaza)	7.3 kms		
5	Airport (Pune)	41 .8 kms		
	HOSPITALS			
6	MAEER Physiotheraphy College	2.5 kms		
7	MIMER Medical College	2.5 kms		
8	Talegaon General Hospital	2.7 kms		
9	Bade Accident and Multispeciality Hospital	8.0 kms		
10	Pawana Multispeciality Hospital	8.1 kms		
11	Pioneer Hospital	8.2 kms		
12	Sparsh Multispeciality Hospital8.6 kms			
	BANKS			
13	SBI ATM	1.5 kms		
14	ICICI ATM	1.5 kms		
15	Punjab National Bank	1.9 kms		
16	Axis Bank	2.4 kms		
17	Canara Bank	2.6 kms		
	NEAR BY MARKET			
18	HP Petrol Pump	1.8 kms		
19	Domino's	2.1 kms		
20	More Super Market	2.8 kms		
21	Haldiram's	2.8 kms		
22	Stree Shakti Vegetable & Fruit Market	3.1 kms		
23	Reliance Smart Store	3.8 kms		

Source: Google Maps

Map not to scale











MAGNOLIA 1 - 2BHK+2T

LAVENDER 1 - 3BHK+2T



TOILET 1.70 X 2.75 5'7" X 9'0" **M. BEDROOM** 4.55 X 3.35 15' X 11'0" 1.70 X 2.51 1.10 3'7" MΜ BEDROOM the second 3.35 X 3.08 11'0" X 10'1" 1x のの BALCONY 2.0 X 5.06 6'7" X 16'7" LIVING/DINING P 3.65 X 6.23 12'0" X 20'5" 法法法法法法 ▼ Phase I Usable Area Carpet Area 86.12 sq m 76 sq m

1st floor unit will have additional terrace area of 100.86 sq ft

1st floor unit will have additional terrace area of 108.93 sq ft Unit 25 as per site map on 1st floor will have private terrace of area 675 sq ft

(818.06 sq ft)

(927 sq ft)



Total Balcony Area 10.12 sq m (108.93 sq ft)

VRINDA 1 - 1BHK+2T

MAGNOLIA 2 - 2BHK+2T



1st floor unit will have additional terrace area of 43.49 sq ft Unit 26 as per site map on 1st floor will have private terrace of area 614 sq ft



▼ Phase I

Usable Area 59.21 sq m (637.34 sq ft)

Carpet Area 52.39 sq m (563.93 sq ft)

1st floor unit will have additional terrace area of 106.56 sq ft

Total Balcony Area 6.82 sq m (73.41 sq ft)











→AGE FRIENDLY FEATURES

R.F. Skid Resistant Tiles



Grab Rails in Master Toilet for support



Night Lamp in Master Bedroom and all Toilets



Age Friendly Designs



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Emergency Response System in Master Bedroom, Master Toilet & Drawing Room



Wheelchair Accessible Complex

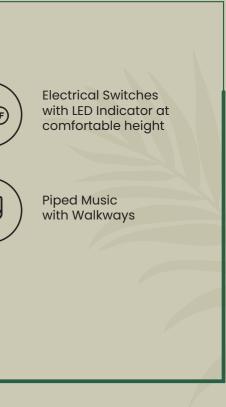
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Sitting Area in Lift Lobby





SPECIFICATIONS FOR PHASE-I

STRUCTURE Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone as per BIS codes.

WALL FINISH Internal

Acrylic emulsion of specific shade from reputed brand as per architect's suggestion

External Texture paint

- FLOORING Drawing/Dining Vitrified tiles (matte-finish) (2'x4')
- **Bedrooms** Vitrified tiles (wooden finish) (6"x2') MASTER BEDROOM **OTHER ROOMS** Vitrified tiles (matte-finish) (2'x4')
 - **Balconies** Ceramic tiles (slip resistant) (1'X1')

TOILETS

Ceramic tiles up to lintel level (1'X2')

Flooring Ceramic tiles (slip resistant) (1'X1')

Fittings

Walls

Semi recessed Wash basin of standard make with Full body tile/ Granite/Quartz for counter, Towel rack in master bathroom and Towel rack/ Towel rod in other bathrooms. Vitreous white sanitaryware of standard make and health faucet. Grab rails in master bathroom. Single lever CP fitting of standard make

KITCHEN

Flooring Ceramic tiles (slip resistant) (1'x1')

Platform

Full body tile /Granite/Quartz for counter & Stainless steel kitchen sink with single bowl & drain board

Walls

2 feet ceramic tiles dado above working platform

Fittings & fixture

Sink mixture with swirl

WINDOWS

Aluminium powder coated/Anodised or UPVC. In bathrooms, windows will be top hung casement windows with frosted glass

DOOR	Main door 35mm thick skin door/laminated flu /Magic eye/Safety chain Other door 35mm thick skin door/flush door with Handles Lever type handles with mortice loop
ELECTRICAL	Fittings Modular electrical switches-socket (all rooms)
	Wiring All electrical wiring in concealed co standard make copper wires. Conv distribution of light and power plug
	ERS Emergency response switch in Mas Master Toilet & Drawing Room conr Central Monitoring Station (CMS)
NIGHT LAMP	In Master Bedroom and all toilets
PIPED LPG	Provision in Kitchen will be provided
TELEPHONE/TV/ INTERNET	Provision of Telephone point in Dray Bedroom. Router provision in Living suitable location
LIFT	Lifts in each apartment building ba Automatic Rescue Device (ARD)
AIR CONDITIONING	Provision for split AC in all rooms
POWER BACKUP	Up to 750 watts in each apartment
OTHER FACILITIES	Provision for DTH. Washing machine and outlet at Balcony or convenien installation is allowed only on terra unit. Cloth Hanger in balcony



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wing/Dining & Master /Dining/passage or at

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FREQUENTLY ASKED QUESTIONS

Q1.	Can I buy or lease the apartment if I am less than 55 years of age?
Ans.	Yes, you can buy the apartment if you are less than 55 years of age. However, for residing purpose one of the resident/spouse has to be above the age of 55 years.

Q2. Can my son/daughter buy the apartment for me?

Ans. Besides the son/daughter even a benefactor may buy an apartment for a resident who is 55 years of age or above.

DEFINITION OF COSTS AND DEPOSITS

- Q3. How is reducible interest free management deposit charged?
- Ans. A reducible interest free management deposit is valid for 15 years. However, if the buyer transfers the apartment within 15 years, the balance of the management deposit after deducting the indirect cost and management fee on pro-rata basis, will be refunded. The new buyer will have to pay a fresh maintenance deposit at then prevailing rates.
- Q4. What is monthly maintenance charge?
- Ans. Monthly maintenance charge is the maintenance and operation cost of the common areas, common services including power backup, administrative expenses etc. It is calculated on the basis of per sq. ft. of the apartment area. Residents will need to buy a compulsory food coupon every month from the time of occupancy. For details, please refer the price list.

SERVICES

- Q5. Will the Amodh Administration maintain my flat?
- Ans. Maintenance staff like plumber, electrician or mason will be made available by the Amodh Administration. Only the material cost will have to be paid by the resident.

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Q6.	What kind of transportation is available f
Ans.	Talegaon Railway station, just 2.5 kms (a route of Pune - Mumbai and trains are av Government bus depot (MSRTS) is also a bus facility to reach various locations of I help desk will also assist you in obtaining taxi on chargeable basis. However, to ave notice will be required.
OTHERS	
Q7.	Can my children stay with me? Will this S accessible to my friends & family?
Ans.	Yes, your children and grandchildren are and can stay with you for a short duratio decided from time to time in consultation Community Council. However, unmarried stay with the residents on a permanent k definitely be accessible to your relatives stay will apply here as well.
Q8.	Can I rent/sell my apartment?
Ans.	Owners are free to sell or rent their aparts convenience. 'Ashiana Resale & Rental Se extend this facility for a fee. However, the will be applicable. For more details, you c

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approx.) away, is on the main available frequently. The available and you can use the f Pune. Apart from that, our ng the services of a driver or a vail this service, an advance

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rtment to anybody at their Services' also proposes to e rule regarding residing age can contact your sales officer.

2. 3. 4. **Brochure: Disclaimer:** (ii) (iii)

IMPORTANT TO KNOW

Flat layout and specifications:

The flat layouts and specifications shown in the brochure are for representational purpose only and do not constitute a promise by the company nor does it create any contractual obligation on part of the company.

- Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
- Tiles/granite can have inherent color and grain variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.
- Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only.
- Specifications are indicative in nature and are subject to variations within the similar category and range of products. Applicant or any person shall not have any right to raise objection in this regard.

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. Please refer to the template of Flat Buyer's Agreement available on ashianahousing.com to know about company's legal offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project. For more details pertaining to the project please refer https://maharera.mahaonline.gov.in (web address of authority wherein all details of the registered project have been entered).

If you are unable to locate it, email us at care@ashianahousing.com

- (1) Promoter intends to develop Whole Project Ashiana Amodh on 48389 sqm of land Promoter intends to develop Whole Project Ashiana Amodh on 48389 sqm of land (Scheduled Land). It further represents that Pune Metropolitan Regional Development Authority (PMRDA) has published a development plan on 02.08.2021 in which 110 mt wide ring road is proposed which is passing through a portion of Scheduled Land admeasuring 4715.50 sqm (Acquired Land). The Promoter has raised objection for the same with the requirement that the said acquisition be dropped altogether by PMRDA. However, it may happen that PMRDA doesn't remove the acquisition of Acquired Land for ring road. Under such conditions the Promoter represents that the Scheduled Land with the Scheduled Land will be reduced to 43573.50 sqm and the Allottee along with other allottees will have undivided share only on the balance land admeasuring 43573.50 sqm i.e (48389 sqm - 4715.50 sqm = 43573.50 sqm).
- The Promoter represents that it may happen that the proposed acquisition of 4715.50 sqm of land for the proposed ring road is removed altogether, under such condition the Promoter will proceed to plan additional development on the Acquired Land and future phases on the balance portion of the Scheduled Land excluding Ashiana Amodh Phase I. Such additional development may involve applying to PMRDA for amendment of the already sanctioned plan and amendment in the Environmental Clearance and other amenuels. Environmental Clearance and other approvals.
- Purpose of bringing this fact before the allottees is that the allottee is aware of the same and does not raise objection on the same and the Promoter is at a liberty to proceed accordingly.

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